

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5B ELLIS STREET, FLORA HILL, VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$450,000 to \$475,000

Median sale price


Median price

\$332,000	House		Unit		Suburb	FLORA HILL
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Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 THE LITTLE TCE, KENNINGTON, VIC 3550	\$450,000	26/09/2017
8 LORNE TCE, FLORA HILL, VIC 3550	\$463,565	11/09/2017
24 IRKARA DR, KENNINGTON, VIC 3550	\$475,000	23/04/2017